



## Baldwin County Revenue Commissioner

The Server will be unavailable Saturday, July 26, 2014 from  
11:00 P.M. CDT until Sunday July 27, 2014 at 12:00 P.M.  
CDT for routine maintenance.

We apologize for any inconvenience this may cause

# Property Appraisal Link

## BALDWIN COUNTY, AL

Current Date 7/23/2014

Tax Year 2014

Valuation Date October 1, 2013

OWNER INFORMATION				
PARCEL	34-08-34-0-000-002.001	PPIN	347873	TAX DIST 02
NAME	BALDWIN COUNTY ALABAMA			
ADDRESS	P O BOX 220			
	SILVERHILL AL 36576			
DEED TYPE	IN BOOK 0000	PAGE	1404371	
PREVIOUS OWNER	MULLINIX, SALLY C			
LAST DEED DATE	6/14/2013			

DESCRIPTION	
15 AC FM SW COR OF SEC 34 TH RUN E 2639.6', TH N 892.7', TH	
W 15.1' TO W MAR OF OLD BRADY RD FOR THE POB TH CONT W 1525'	
, TH N 428', TH E 1540.1', TH S 30.8', TH S 398.8' ALG W MAR	
OF SAID RD TO THE POB LYING IN THE S1/2 OF SW1/4 OF SEC 34-	
T4S-R4E (WD)	

PROPERTY INFORMATION		
PROPERTY ADDRESS		
NEIGHBORHOOD	CENTRLBALD	CENTRAL BALDWIN AREA
PROPERTY CLASS	SUB CLASS	
LOT BLOCK		
SECTION/TOWNSHIP/RANGE	00-00 -00	
LOT DIMENSION	ZONING	

PROPERTY VALUES				
LAND:	97500	CLASS 1:	TOTAL ACRES:	15.00
BUILDING:		CLASS 2:	97500	TIMBER ACRES:
	=====	CLASS 3:		
TOTAL PARCEL VALUE:	97500			
ESTIMATED TAX:				

DETAIL INFORMATION				
<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC HsPn</u>
				<u>MARKET USE</u>
				<u>VALUE</u> <u>VALUE</u>

M   [LAND](#) 1   ST AC5   15.00 acres   9100-UNDEVELOP LAND 2   N N 97500

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STATE OF ALABAMA

WARRANTY DEED

COUNTY OF BALDWIN

KNOW ALL MEN BY THESE PRESENTS: That JOHN H. SEIBERT, as Conservator of the ESTATE OF SALLY MULLINIX, an incapacitated person, pursuant to Letters of Conservatorship granted on February 27, 2013, in Mobile County Probate Court, Case No. 2013-060, and an Order of Sale entered in that case on May 2, 2013, hereinafter referred to as Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration this day cash in hand paid to her by BALDWIN COUNTY, ALABAMA, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantee, subject to any matters set out below, the following described real estate situated in Baldwin County, Alabama, to-wit:

COMMENCING AT A FOUND 3/4" CRIMPED TOP PIPE BEING THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 34 S 89° 53' 23" E 2639.61 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, RUN N 00° 16' 41" W 892.71 FEET TO A POINT; THENCE RUN S 89° 43' 19" W 15.08 FEET TO A SET 5/8" REBAR GMC CAP NO. CA00156 BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; SAID POINT ALSO LYING ON THE WEST MARGIN OF OLD BRADY ROAD; THENCE LEAVING SAID WEST MARGIN, RUN S 89° 47' 27" W 1525.00 FEET TO A SET 5/8" REBAR GMC CAP NO. CA00156; THENCE RUN N 00° 16' 41" W 428.00 FEET TO A SET 5/8" REBAR GMC CAP NO. CA00156 LYING ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 34; THENCE RUN ALONG SAID NORTH LINE N 89° 47' 27" E 1540.08 FEET TO A SET 5/8" REBAR GMC CAP NO. CA00156; THENCE LEAVING SAID NORTH LINE, RUN S 00° 16' 41" E 30.77 FEET TO A SET 5/8" REBAR GMC CAP NO. CA00156 LYING ON THE AFOREMENTIONED WEST MARGIN OF OLD BRADY ROAD; THENCE RUN SOUTHWARDLY ALONG SAID WEST MARGIN 398.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; CONTAINING 654,295.55 SQUARE FEET OR 15.02 ACRES, MORE OR LESS.

SUBJECT, HOWEVER, to the following:

1. Reservation of 1/2 oil, gas and other minerals, and all rights in connection therewith, as contained in deed from Joseph B. Jones and Lila K. Jones to Acie Campbell, Jr. dated January 30, 1958, and recorded in Deed Book 263, page 54.
2. Oil, gas and mineral lease, and all rights in connection therewith, by A.V. Campbell, Jr. a/k/a Acie Campbell and Rachel Campbell to Shell Oil Company dated July 3, 1981, and recorded in Real Property Book 99, page 1494.

The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

Together with, all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, FOREVER.

And, except for any matters set forth above and taxes hereafter falling due, the Grantor, by and through her duly authorized Conservator, for herself and her heirs, successors and assigns, hereby covenants and warrants with and unto the Grantee, its successors and assigns, that she is seized of an indefeasible estate in fee simple in and to all of the property hereinabove conveyed; that the same is free from all liens and encumbrances; that she has a good right to sell and convey the same as herein conveyed; that she will guarantee the peaceable possession thereof


BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/cert. 6/19/2013 9:57 AM  
TOTAL \$ 0.00  
2 Pages

1404371



and she will and her heirs, successors and assigns shall forever warrant and defend the same unto the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor, by and through her duly authorized Conservator, has hereunto caused this instrument to be executed on this 14<sup>th</sup> day of June, 2013.

  
JOHN H. SEIBERT, as Conservator of the  
ESTATE OF SALLY MULLINIX, an  
incapacitated person

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOHN H. SEIBERT, whose name as Conservator of the ESTATE OF SALLY MULLINIX, an incapacitated person, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Conservator and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14<sup>th</sup> day of June, 2013.

  
Notary Public, Baldwin County, Alabama  
My Commission Expires: 10/24/15

GRANTOR'S ADDRESS:

ESTATE OF SALLY MULLINIX,  
an incapacitated person

1110 Hillcrest Rd Sk 2B  
Mobile, AL 36695

GRANTEE'S ADDRESS:

BALDWIN COUNTY, ALABAMA

312 Courthouse Sq Sk 12  
Bay Minette, AL 36507

This instrument prepared by:

DAVID J. CONNER of  
BLACKBURN, CONNER & TAUPEKA, P.C.  
Attorneys at Law  
Post Office Box 458  
Bay Minette, Alabama 36507